

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:26/12/5

1. Name of Property (indicate preferred name)

historic The Spates Bungalow
other 115 Park Avenue

2. Location

street and number 115 Park Avenue not for publication
city, town Rockville vicinity
county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name Betty B. Casey Trust care of Casey Management Inc.
street and number 800 South Frederick Avenue #100 telephone
city, town Gaithersburg state MD zip code 20877-4150

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Judicial Center liber 9304 folio 343
city, town Rockville tax map GR12 tax parcel tax ID # 00144091

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☒ Other: Peerless Rockville Historic Preservation, Ltd.

6. Classification

Category	Ownership	Current Function		Resource	Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/> social	<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<input type="checkbox"/>	<input type="checkbox"/> objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<input type="checkbox"/>	<input type="checkbox"/> Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input checked="" type="checkbox"/> vacant/not in use	Number of Contributing Resources previously listed in the Inventory	
		<input type="checkbox"/> industry	<input type="checkbox"/> other:	<u>1</u>	

7. Description

Inventory No. M:26/12/5

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The subject house faces east on Park Avenue and is situated on the corner of Park and Fleet Street. With its simple but elegant design, rustic materials, a yard full of trees, and residential scale streetscape, the Spates bungalow retains the ambiance of a small-town residential subdivision. In close to original condition, the house features horizontal clapboard siding, 6 over 1 windows, decorative braces on the wide eaves, tapered porch columns on masonry piers, and rusticated masonry block foundation and basement.

The Spates bungalow faces east on Park Avenue and is situated on the corner of Park and Fleet Street. The property slopes from east to west, and clusters of large deciduous trees shade the rear and part of the front of the house. The variety of trees is reminiscent of the original street names in “The Park” subdivision – Oak, Orange, Locust, Cherry, and Park.

This 1923 house has stylistic characteristics influenced by the earlier 20th-century Arts and Crafts movement in the U.S. and borrowed from the contemporary designs of Greene and Greene architects in Southern California. Such characteristics include low-pitched roof lines, exposed rafters and eaves, and tapered front porch columns. This emphasizes the craftsman elements and the interest in designing an informal living space. This vernacular house form is often referred to as a bungalow.

The 1-1/2-story, side-gabled house with projecting gable on the east (front) facade is sheathed in horizontal clapboards and covered with a patterned tin roof. The foundation and basement are of rusticated masonry blocks, and there are basement windows on three facades.

The four-bay east facade has an enclosed gable projecting over the north three bays that forms the roof for a one-story front porch. The enclosed gable pediment angles down to connect to two tapering wooden columns that rest on rusticated cement block piers. The left columned pier, along with a third columnless pier, defines a passageway to the second bay, containing the front exterior door. A slatted wooden balustrade connects the piers and house, as does the latticework below. The third and fourth bays contain single 6-over-1 sash windows. The enclosed gable pediment has a pair of centered 6 light windows and single triangular braces that flank the eaves. The south bay contains three 6-over-1 sash windows. A projecting gable dormer is centered on the roof above these windows and has a six-light window.

The three-bay south facade has at the west end two 6-over-1 sash windows separated by a mullion; smaller 6-light windows form the remaining bays and are slightly raised on either side of an exterior brick chimney that continues through the eaves. Two centered 6-over-1 sash windows with mullion highlight the 1/2-story gable. Single triangular braces decorate the eaves on either side. A small vent is located near the gable top.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:26/12/5

Name The Spates Bungalow at 115 Park Avenue
Continuation Sheet

Number 7 Page 1

The west façade has three bays. A single 6-over-1 sash window is in the first (north); a set of two identical windows 6-over-1 sash with mullions are in the third. The middle bay is formed by a small projecting addition extending from the main block of the house and supported by open-brick piers. On the left is a screened porch accessed by wooden stairs from the north; on the right is a single 6-over-1 sash window. Above the second bay, centered in the roof, is a projecting gable dormer with 6-light window. A brick flue is on the left slope of the dormer roof. This façade has a double entrance door to the basement and remnants of wire fencing in the yard.

The three bay north facade has balanced 6-over-1 fenestration; the middle first-floor window is smaller than the other two. A pair of 6-over-1 windows are in the gable eave. Single triangular braces are again on either side of the eaves as is a small vent.

Photographs of 115 Park Avenue by Cindy Kebba, September 25, 2001.
115 Park Avenue: Front (east) facade



Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:26/12/5

Name The Spates Bungalow at 115 Park Avenue
Continuation Sheet

Number 7 Page 2



115 Park Avenue

Top: South façade
Below: North façade



Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:26/12/5

Name The Spates Bungalow at 115 Park Avenue
Continuation Sheet

Number 7 Page 3



115 Park Avenue roof, porch, siding and sitting details



8. Significance

Inventory No.

:26/12/5

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: <u>Local History</u>

Specific dates	1923	Architect/Builder	Harry Howes, Builder
Construction dates	1923		

Evaluation for:

☒ National Register (1999) ☒ Maryland Register ☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Significance

The Spates bungalow is one of only two structures remaining in the “The Park” subdivision, platted by Judge William Veirs Bouic during a growth spurt in 19th century Rockville. The bungalow is an excellent and little-altered example of the Craftsman style of architecture. It exhibits decorative features such as wide eaves, triangular knee braces, tapered porch columns resting on solid square piers, and a gabled dormer.

History

William Veirs Bouic Sr. and Jr. played important roles in the political and physical development of Rockville through their leadership and service to the town of Rockville. Bouic Sr. was instrumental in securing self-government for Rockville in 1860, and served as a Town Commissioner until 1867. He previously was State’s Attorney and counsel to the B&O Railroad. Bouic was appointed to the Circuit Court in 1867 and served until 1882, by which time his son had assumed a leadership role in local politics.¹

Judge Bouic, who owned more than a thousand acres around Rockville, in 1888 laid out the area immediately adjacent to the Agricultural Society Fair Grounds for 25 lots. Naming streets for the bucolic setting he planned, he called the new subdivision “The Park.”² A few handsome houses were built soon after, and William Veirs Bouic Jr. constructed his own home (named “Boucilla”) on a large lot west of Park Avenue. However, until the 20th century most of the area remained undeveloped, with its unpaved roads terminating at the Fair Grounds.

¹ Bouic biographical material is in the files of Peerless Rockville and in *Portrait and Biographical Record of the Sixth Congressional District*, Chapman Publishing, 1898, pp. 158-9.

² Land Records of Montgomery County, Plat A 32 (1888)

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:26/12/5

Name: The Spates Bungalow at 115 Park Avenue
Continuation Sheet

Number 9 Page 1

William Veirs Bouic Jr., formerly a Town Commissioner, became Rockville's first mayor under the new town charter of 1888. As mayor, Bouic pushed for improvements such as street lighting, paving, fire protection, sanitation reform, street trees, and opening of new roads.³ Bouic was elected State Senator in 1896 and helped to organize the Maryland Bar Association.

The Bouic estate sale was held in 1919, but the subject house lot was not sold until 1923. J. Roger Spates paid the estate \$400 for lots 8 and 9 of Block 3 of "The Park."⁴ The Agricultural Society office was located on the adjoining lot #10. Mr. Spates, deputy clerk of the Circuit Court, hired local contractor Harry Howes to construct the 1-1/2 story bungalow within walking distance of Spates' office in the Red Brick Courthouse.

The widowed Annie Spates sold the house in 1949⁵ and moved to Comus. From 1954 until her death in 1962 at age 97, Mary Offutt, widow of Mayor Lee Offutt, made her home at 115 Park Avenue; she formerly resided nearby at 8 Baltimore Road.⁶ In 1963 the Park Avenue house was sold to Eugene Casey, farmer, financier and one of the largest landowners in the county.⁷ Since that time the house has been tenanted by various families and offices. The last tenant was Robert K. Maddox, long-time Montgomery County Surveyor, who used it for the offices of his private practice.

The urban renewal program in Rockville's downtown business district in the early 1970s made this area, bordering major roads and near government buildings, a prime location. By 1980, most of the structures in "The Park" had been razed; some were replaced by multi-story office buildings. Most of Lot # 9 adjoining the Spates bungalow disappeared when Fleet Street was constructed, and 115 now occupies the corner of Park and Fleet Street.

³ Minutes of the Mayor and Council, 1888-1895 and 1904-1916.

⁴ Judgment Record 50/194 and Land Records 338/156 (1923).

⁵ Land Records, 1324/328 (1949).

⁶ Land Records, 1960/395 (1954).

⁷ Land Records, 3068/455 (1963).

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:26/12/5

Name: The Spates Bungalow at 115 Park Avenue
Continuation Sheet

Number 9 Page 2

Tax Map GR32 showing 115 Park Avenue, Part lots 8 and 9, The Park 1



Property maps provided courtesy of the Maryland Department of Planning © 2000.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us.

Inventory No. M:26/12/5

10. Geographical Data

Quadrangle scale: _____

Part Lot 8 and Part Lot 9 in Block 3 of The Park, Corner of Park Avenue and Fleet Street.

11. Form Prepared by

name/title	1985: Anne W. Cissel, research; Dwayne Jones, description.	2001: Eileen McGuckian, update
organization	Peerless Rockville	date September 2001
street & number	P.O. Box 4262	telephone 301-762-0096
city or town	Rockville	state MD 20849-4262

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:26/12/5

Name: The Spates Bungalow at 115 Park Avenue
Continuation Sheet

Number 9 Page 1
